

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In Re:

Mary Jo Johnsen
Douglas Johnsen

NOTICE OF HEARING AND
MOTION FOR RELIEF FROM
AUTOMATIC STAY

Debtors

Chapter 13, Case No. 03-38472

TO: Mary Jo Johnsen and Douglas Johnsen, INCLUDING TRUSTEE AND OTHER
INTERESTED PARTIES

1. Cendant Mortgage Corp., (*Movant*), a corporation, by its undersigned attorneys, moves the Court for the relief requested below and gives notice of hearing herewith.

2. The Court will hold a hearing on this motion at 9:30 am on September 27, 2004, in Courtroom 228A, 200 Federal Building, 316 North Robert Street, St. Paul, MN 55101 or as soon thereafter as counsel can be heard.

3. Any response to this motion must be filed and delivered not later than on September 22, 2004, which is three days before the time set for the hearing (excluding Saturdays, Sundays, and holidays), or filed and served by mail not later than September 16, 2004, which is seven days before the time set for the hearing (excluding Saturdays, Sundays and holidays). UNLESS A RESPONSE OPPOSING THE MOTION IS TIMELY FILED, THE COURT MAY GRANT THE MOTION WITHOUT A HEARING.

4. This court has jurisdiction over this motion pursuant to 28 U.S.C. §§ 157 and 1334, Federal Rules of Bankruptcy Procedure 5005 and Local Rule 1070-1, and is a core

proceeding. The petition commencing this Chapter 13 case was filed on December 18, 2003. The case is now pending in this court.

5. This motion arises under 11 U.S.C. § 362 and Federal Rules of Bankruptcy Procedure 4001. This motion is filed under Federal Rules of Bankruptcy Procedure 9014 and Local Rules 1201-1215. Movant requests relief with respect to a mortgage lien encumbering real property of Debtors.

6. Debtors above-named are the owners of certain real property located at 38696 Branch Avenue, North Branch, MN 55056, legally described as follows, to-wit:

Lot 6 and 7, Block 46, town of North Branch.

7. The indebtedness of Mary Jo Johnsen and Douglas Johnsen is evidenced by a Promissory Note and Mortgage dated September 26, 2001, filed of record in the Chisago County Recorder's office on November 21, 2001, and recorded as Document No. A367154. A true and correct copy of the front page of the recorded mortgage is attached as Exhibit A. Said mortgage was subsequently assigned to Movant.

8. The Debtors were current on their mortgage obligation to Movant at the time of the bankruptcy filing. Movant has not filed a Proof of Claim nor receiving payments from the Trustee.

9. Pursuant to said Plan, the Debtors were to maintain monthly payments due and payable pursuant to the indebtedness to Movant outside the Plan.

10. The Debtors have failed to pay the monthly payments on the indebtedness, outside the Plan for the months of June 1, 2004 to the present date and as of the hearing date September 1, 2004 will be due for a total delinquency of \$4,555.44 together with reasonable attorneys fees and costs incurred pursuant to the terms of the note and mortgage.

11. By reason of the foregoing, Debtors are in default on payments under the note, mortgage and the Chapter 13 Plan. Movant is inadequately secured and entitled to have the automatic stay lifted and vacated so it can commence foreclosure against the property under the mortgage pursuant to Minnesota Statutes.

WHEREFORE, Movant by its undersigned attorney, moves the Court for an Order that the automatic stay provided by 11 U.S.C. Section 362 (A) be terminated to permit Movant to foreclose its mortgage on the subject property, and for such other and further relief as may be just and equitable.

Dated: September 3, 2004

USSET & WEINGARDEN P.L.L.P

By: /E/ Paul A. Weingarden/Brian H. Liebo
Paul A. Weingarden, #115356
Brian H. Liebo #277654
Attorney for Movant
4500 Park Glen Road, #120
Minneapolis, MN 55416
(952) 925-6888

0016387110

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

IN RE:

Mary Jo Johnsen
Douglas Johnsen

AFFIDAVIT OF PETITIONER

Debtors

Chapter 13, Case No. 03-38472

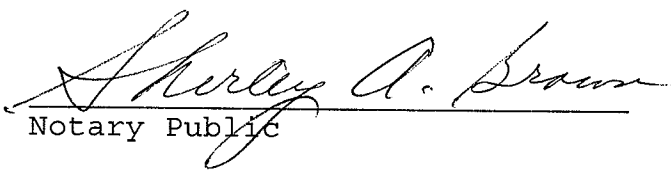
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STATE OF Florida
COUNTY OF Duval

Larry W. Jacobs, being first duly sworn, deposes and states he is authorized representative of Movant and has direct real-time access to the computer records of Movant which are maintained in the ordinary course of business and that he has read the annexed Notice of Hearing and Motion for Relief From Automatic Stay, and that it is true of her knowledge to the best of her information.


Larry W. Jacobs Asst. Vice President

Subscribed and sworn to before me this
17 day of 8, 2004.


Shirley A. Brown
Notary Public



Shirley A Brown
My Commission DD232902
Expires July 16, 2007

A-367154



OFFICE OF COUNTY RECORDER
Chicago County, Minnesota

I hereby certify that this document was filed in this office
on 11/21/2001 at 2:20:00 PM and was duly
recorded as document number A-367154
ELAINE OFTELIE - County Recorder, by Deputy.

Well Certificate: Received Not Required

Fees:
ELECTRONIC FILING FEE \$1.50
EQUIPMENT FUND 1.00
STATE SURCHARGE 4.50
GENERAL ABSTRACT 14.00
Total \$20.00

Receipt No. 14323

Registration Tax at \$ 26.47

Paid Nov

21 2001

Elaine Oftelie
County Recorder, Chicago County, Minnesota

Counter-signed:

Auditor, Chicago County, Minnesota

[Space Above This Line For Recording Data]

Loan #: 0016387110

MORTGAGE

Return To:

Burnet Home Loans
2001 Bishops Gate Blvd.
Mount Laurel, NJ 08054

Received from/return to:
BURNET TITLE
7550 FRANCE AVE SO
SUITE 220
EDINA, MN 55435- 5299

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated September 26th, 2001 together with all Riders to this document.

MINNESOTA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3024 1/01

8(MN) (0005)

01-28868
217238

Page 1 of 15

Initials: NEK

VMP MORTGAGE FORMS - (800)521-7281

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(B) "Borrower" is Mary Jo Reed, a single person

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Candant Mortgage Corporation D/B/A Burnet Home Loans

Lender is a Organization

organized and existing under the laws of New Jersey

Lender's address is 3000 Leadenhall Road Mount Laurel, NJ 08054

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated September 26th, 2001

The Note states that Borrower owes Lender One Hundred Twenty-Eight Thousand Nine

Hundred Dollars and Zero Cents

Dollars

(U.S. \$128,900.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 1st, 2031

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

A-367154

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the COUNTY

[Type of Recording Jurisdiction]

of CHISAGO

[Name of Recording Jurisdiction]:

Lot 6 and 7, Block 46, town of North Branch.

Parcel ID Number:
38696 BRANCH AVENUE
NORTH BRANCH
("Property Address"):

which currently has the address of
[City], Minnesota 55056 [Street]
[Zip Code]

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In Re:

Mary Jo Johnsen
Douglas Johnsen

MEMORANDUM OF LAW

Debtors

Chapter 13, Case No. 03-38472

11 U.S.C. Section 362(d) provides that on request of a party in interest and after notice and a hearing, the court shall grant relief from the stay provided under section (a) of this section for cause, including lack of adequate protection of an interest in property of such party in interest. Failure of a Chapter 13 debtor to make postconfirmation payments to a mortgagee is sufficient cause for relief from the automatic stay. Reinbold vs. Dewey County Bank, 942 F.2d 1304 (8th Cir. 1991). Following the debtors' filing of the petition on December 18, 2003 no payment has been made to movant for the month(s) of June 1, 2004 to the present and as of the hearing date September 1, 2004 will be due. Accordingly, cause exists for the granting of relief from the automatic stay.

WHEREFORE, Cendant Mortgage Corp. respectfully requests this Court to grant movant relief from the automatic stay of 11 U.S.C. Section 362(a).

Dated: September 3, 2004. USSET & WEINGARDEN P.L.L.P

By: /E/ Paul A. Weingarden/Brian H. Liebo
Paul A. Weingarden, #115356
Brian H. Liebo #277654
Attorney for Movant
4500 Park Glen Road, #120
Minneapolis, MN 55416
(952) 925-6888

U.S. BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In Re:

Mary Jo Johnsen
Douglas Johnsen

Debtors

UNSWORN DECLARATION
FOR PROOF OF SERVICE

Chapter 13, Case No. 03-38472

Erin Kay Buss, employed on this date by USSET & WEINGARDEN, attorney(s) licensed to practice law in this court, with office address of Suite 120, 4500 Park Glen Road, Minneapolis, Minnesota 55416, upon penalty of perjury, declares that on September 3, 2004, I served the annexed Notice of Hearing and Motion for Relief from Automatic Stay upon each of the entities named below by mailing to them a copy thereof by enclosing same in an envelope with first class mail postage prepaid and depositing same in the post office at Minneapolis, Minnesota, addressed to each of them as follows:

Office of the United States Trustee
1015 U.S. Courthouse
300 South Fourth Street
Minneapolis, MN 55415

Jasmine Z. Keller
Chapter 13 Trustee
310 Plymouth Building
12 South 6th Street
Minneapolis, MN 55402

Steven M. Gale
Stuart E. Gale Law Office
9301 Bryant Avenue S. #101
Bloomington, MN 55420

Mary Jo Johnsen
Douglas Johnsen
38696 Branch Avenue
North Branch, MN 55056

/E/ Erin Kay Buss
Erin Kay Buss

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In Re:

Mary Jo Johnsen
Douglas Johnsen

ORDER

Debtors.

Chapter 13, Case No. 03-38472

The above entitled matter came on for hearing upon motion of Cendant Mortgage Corp., (*Movant*) pursuant to 11 U.S.C. Section 362 on September 27, 2004 at the U.S. Bankruptcy Court, St. Paul, Minnesota. Appearances were as noted in the record. Based upon the evidence adduced at said hearing, the arguments of counsel, and the Court being fully advised of the premises,

IT IS HEREBY ORDERED THAT:

The automatic stay imposed by 11 U.S.C. §362 is hereby terminated as to the real property over which the Movant, its successors or assigns, has an interest, said property legally described as:

Lot 6 and 7, Block 46, town of North Branch.

Movant may proceed to foreclose its mortgage in accordance with Minnesota Statutes. Movant's request for attorneys fees and costs shall not be considered as this is governed by state law. Notwithstanding Federal Rules of Bankruptcy Procedure 4001(a)(3), this order is effective immediately.

Dated this ____ day of _____, 2004.

Judge of the Bankruptcy Court